



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
May 31, 2012
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Wright
Commissioner Carreto
Commissioner Nance
Commissioner Amoriello
Commissioner Schauer
Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner Borden
Commissioner Brandrup

AGENDA

Commissioner Carreto read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Wright, Carreto, Nance, Schauer, Amoriello, and Landeros

ABSENT: Commissioner Borden, and Brandrup

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

No action was taken.

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Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA – DISCUSSION AND ACTION** vote will be shown with an asterisk (*).

II. CONSENT AGENDA

Extension Request to Submit Recording Maps:

1. **SUSU12-00048:** Enchanted Hills Unit Two – Being a Portion of Tract 8, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
Location: East of I-10 and North of Transmountain Drive
Property Owner: E.P. Transmountain Residential, LLC
Representative: Roe Engineering, L.C.
District: 1
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE** the consent agenda as presented.

Motion passed.

Commissioner Nance introduced Mr. Angelo Amoriello, newly appointed Commissioner to the City Plan Commission.

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***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 2 AND 4 SIMULTANEOUSLY.**

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

2. **PZRZ12-00007:** Parcel 1: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Location: Rich Beem Boulevard @ Eastbrook Drive
Zoning: Parcel 1: C-2/c (Commercial/condition)
Parcel 2: PR-I (Planned Residential I)
Request: Parcel 1: From C-2/c (Commercial/condition) to A-O/c (Apartment-Office/condition)
Parcel 2: From PR-I (Planned Residential I) to A-O (Apartment-Office)
Existing Use: Vacant
Proposed Uses: Townhomes/Multi-family
Property Owner: Tropicana Development Inc.
Representative: CEA Group
District: 5
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

PUBLIC HEARING Zoning Condition Release Application:

4. **PZCR12-00004:** Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: Rich Beem Boulevard @ Eastbrook Drive
- Zoning: C-2/c (Commercial/condition)
- Request: Release all conditions per Ordinance No. 016385 (referred to as Parcel 4)
- Existing Use: Vacant
- Proposed Uses: Townhomes/Multi-family
- Property Owner: Tropicana Development Inc.
- Representative: CEA Group
- District: 5
- Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments on both items 2 and 4.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ12-00007 AND PZCR12-00004.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

3. **PZST12-00003:** Lot 24, Block 3 of Hughes Subdivision of Lots 8 through 15, Block 2, of the Alameda Acres Addition, City of El Paso, El Paso County, Texas
- Location: 5725 Kapilowitz Court
- Zoning: R-5 (Residential)
- Request: Infill Development/request reduced lot area, lot width, and side setback
- Existing Use: Vacant
- Proposed Use: Single-family dwelling
- Property Owner: Olivia Galvez-Beal
- Representative: Luis Lopez
- District: 3
- Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this item.

Gilbert Lopez, representing the owner, concurred with staff's comments and noted that he was not aware of the issue with the utility pole being in such proximity to the proposed entrance to be a hindrance to the safe ingress and egress to the property.

The El Paso Electric Company's recommends that the pole be relocated or the driveway be repositioned. This is not a requirement but solely a recommendation. Mr. Salloum noted that the representative from the El Paso Electric Company is not present at the meeting but did go out to the site, reviewed and sent staff the revised comments.

Art Rubio, Senior Planner, spoke with the applicant regarding the relocation of the utility pole and emphasized that this is only a recommendation and not a requirement.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Julia Carrasco noted that she has no objection to the building being built but she does object to anything being built against her fence.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE PZST12-00003 WITH THE RECOMMENDATION THAT NEITHER OF THE NEIGHBORS BE DISTURBED BY ANY OVER FLOW OF DIRT.**

Motion passed.

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SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Final:

5. **SUSU12-00039:** Mission Ridge Unit One - Tracts 7 and 8J, C.D. Stewart Survey No. 317, A portion of Tract 4, O.A. Danielson Survey No. 316 and Tract 2C and 2D1, W. J. Rand Survey No. 315 ½, El Paso County, Texas
- Location: North of Eastlake Boulevard and East of Rojas Drive
- Property Owner: Hunt Mission Ridge, LLC
- Representative: Kimley-Horn and Associates, Inc.
- District: ETJ
- Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Jose Lares with Hunt Communities concurred with staff's comments.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU12-00039 WITH THE EXCEPTION AND WITH THE RECOMMENDATION THAT THE APPLICANT BE REQUIRED TO LANDSCAPE THE DOUBLE FRONTAGE LOTS.**

Motion passed.

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6. **SUSU12-00047:** Desert Pass Subdivision Unit 1 – Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
- Location: North of Resler Drive and East of Interstate Highway 10
- Property Owner: Camino Real Investments I, LTD
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **POSTPONE SUSU12-00047 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 14, 2012.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

7. **SUSU12-00030:** Sageland Elementary School Subdivision – Being all of Lots 1, 2, 3, 4, & 21, Block 17; all of Lots 1 through 24, Block 18; all of Lots 1 through 15, Block 19; the vacated Santa Cruz Road right-of-way; and, the easterly 503.98 feet of Santa Clara Ct. (vacated through this plat); all in the First Revised Map of Sageland Addition, City of El Paso, El Paso County, Texas
- Location: West of Yarbrough Drive and South of I-10
- Property Owner: Ysleta Independent School District
- Representative: Huitt-Zollars, Inc.
- District: 3
- Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Rito Carrera, Chief Operating Officer for Ysleta, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Pastor Nathaniel Austin noted that he was notified of this request at the last minute and in the future would like to be notified ahead of time.

ACTION: Motion made by Commissioner De la Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00030 WITH THE WAIVER AND EXCEPTION.**

Motion passed.

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8. **SUSU12-00045:** Homestead Meadows South Unit 1 Replat "B" – Being a replat of the north ½ of Lot 3, Block 1, Homestead Meadows South Unit I Replat, El Paso County, Texas
- Location: West of Desert Meadows Drive and North of Greg Drive
- Property Owners: Jose & Eloisa Rodriguez
- Representative: CAD Consulting Company
- District: ETJ
- Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Enrique Ayala with CAD Consulting concurred with staff's comments.

Richard Garcia with Parks and Recreation Department noted that the nearest parks are Jim Foster and Tierra Del Este "A" and "B".

Lupe Cuellar, Assistant City Attorney, noted that park fees are used to make improvements on any park within that park zone or an adjacent park zone. Those park fees are put in a pod and used for future parks within that zone in the ETJ but would not go to the County.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00045 WITH WAIVER AND EXCEPTIONS AND WITH THE RECOMMENDATION TO THE PARKS AND RECREATION DEPARTMENT TO SET ASIDE PARK FEES FOR THE FUTURE USE OF A PARK IN THE ANNEXED AREA.**

Motion passed.

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9. **SUSU12-00046:** Salas Subdivision Replat "A" – Being a Replat of all of Lot 1, Block 1, Salas Subdivision, City of El Paso, El Paso County, Texas
- Location: South of Atlantic Road and East of Doniphan Drive
- Property Owners: Eutiquio Sanchez & Enrique Espalin
- Representative: Dorado Engineering, Inc.
- District: 8
- Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Fermin Dorado Jr., with Dorado Engineering representing the owner, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00046 WITH EXCEPTION.**

Motion passed.

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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
- a. May 3, 2012
- b. May 17, 2012

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and carried to **APPROVE THE MINUTES FOR THE CITY PLAN COMMISSION MEETINGS OF MAY 3, AND MAY 17, 2012.**

AYES: Commissioner De La Cruz, Wright, Carreto, Nance, and Schauer

ABSTAIN: Commissioner Landeros, and Amoriello

ABSENT: Commissioner Borden, and Brandrup

Motion passed.

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11. Planning Report:
- N/A

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12. Legal Report:
- N/A
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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to adjourn this meeting at 2:45 p.m.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission